

FINDING OF SUITABILITY

TO

**TRANSFER
(FOST)**

FORMER BRAC PARCELS 6 & 7

(COMMONLY KNOWN AS SUBARU LOT OF THE FORMER OAKLAND ARMY BASE)

63D ARMY RESERVE ENCLAVE, OAKLAND, CALIFORNIA

JUNE 2004

Table of Contents

1.0 PURPOSE.....	3
2.0 PROPERTY DESCRIPTION	3
3.0 ENVIRONMENTAL CONDITION OF THE PROPERTY	4
3.1 ENVIRONMENTAL CONDITION OF PROPERTY CATEGORIES.....	4
3.2 STORAGE, RELEASE, OR DISPOSAL OF CERCLA HAZARDOUS SUBSTANCES	5
3.3 PETROLEUM and PETROLEUM PRODUCTS	6
3.4 POLYCHLORINATED BIPHENYLS (PCBs)	7
3.5 ASBESTOS	7
3.6 LEAD-BASED PAINT	7
3.7 RADIOLOGICAL MATERIALS	7
3.8 RADON	8
3.9 UNEXPLODED ORDNANCE	8
3.10 BIOLOGICAL RESOURCES	8
3.11 ADJACENT PROPERTIES	8
4.0 REMEDIAL ACTION	8
5.0 REGULATORY/PUBLIC COORDINATION	9
6.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE	9
7.0 ENVIRONMENTAL PROTECTION PROVISIONS	9
8.0 FINDING OF SUITABILITY TO TRANSFER	10

ENCLOSURES:

- Encl 1 Legal Description of Property
- Encl 2 Environmental Protection Provisions
- Encl 3 Record of Environmental Consideration
- Encl 4 Environmental Baseline Survey for Subaru Lot

FINDING OF SUITABILITY TO TRANSFER

**FORMER BRAC PARCELS 6 & 7
(COMMONLY KNOWN AS SUBARU LOT OF THE FORMER OAKLAND ARMY BASE)
63D ARMY RESERVE ENCLAVE, OAKLAND, CALIFORNIA**

MAY 2004

1.0 PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of the approximately 19-acre property at 63D Army Reserve Enclave, Oakland, CA, commonly known as the Subaru Lot, consisting of Base Realignment and Closure (BRAC) parcels 6 and 7, for transfer to the Oakland Base Reuse Authority (OBRA) being the local reuse authority under BRAC law. The property is to be used for development consistent with the uses identified in the OBRA's Final Reuse Plan for the Former Oakland Army Base dated July 31, 2002. This FOST is consistent with Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and Department of Defense (DoD) policy. In addition, the FOST identifies use restrictions as specified in the attached Environmental Protection Provisions necessary to protect human health or the environment after such transfer.

2.0 PROPERTY DESCRIPTION

The 1995 BRAC Commission determined that Oakland Army Base (OARB) was to be closed and a Reserve Enclave for the U.S. Army Reserve (USAR) established. The USAR 63D Regional Readiness Command (RRC) identified the Subaru Lot as part of the property satisfying the mandated enclave action, and, in December 1998, the Subaru Lot was reassigned to the 63D RRC.

The Subaru Lot consists of 19.032 acres of staging area for the former OARB located in the County of Alameda. The property has perimeter and inner fencing. There is approximately 16 acres of minimum 12-inch thick asphalt pavement. Approximately 3 acres of the property is vacant land which had been used for the placement of dredged material from the San Francisco Bay. The property is currently used as a Military Equipment Parking (MEP) area and for privately owned vehicle parking during drill activities for the units at Heroic War Dead USAR Center and Oakland USAR Center #2.

3.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

The United States Department of Defense, acting through the Secretary of the Army (Army) has determined the property's environmental condition through a review of information obtained during the course of a series of environmental investigations at the former OARB.

An Environmental Baseline Survey (EBS) was completed in September 1996 and included a comprehensive evaluation of all environmental information for the former Oakland Army Base that was available at that time. The EBS consisted of non-intrusive data gathering, including document reviews, visual inspections, and employee interviews. Additional environmental investigations have been conducted since the completion of the 1996 EBS. The EBS and information from these additional investigations were used in the process of determining the property's suitability to transfer.

The following investigative environmental actions, including record searches, preliminary assessments, site investigations, and remedial investigations, etc., have been completed on the Subaru Lot:

- *Basewide Environmental Baseline Survey for Oakland Army Base (Foster Wheeler, September 1996)*
- *Environmental Impact Statement for the Disposal and Reuse of Oakland Army Base (U.S. Army Corps of Engineers/Foster Wheeler, December 2001)*
- *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic War Dead USAR Center and AMSA 85(G), Oakland, California (Vernadero Consulting, May 2003)*
- *Phase II Investigation Report, Former Parcels 6 and 7, Former Oakland Army Base, Oakland, California (EKI, August 2003)*
- *Environmental Baseline Survey for Transfer, Former Parcels 6 and 7, Former Oakland Army Base, Oakland, California (OBRA, May 2004)*
- *Jurisdictional Wetland and Special Status Species Habitat Reconnaissance of Oakland Army Reserve Center, Subaru Parcel (Wetlands Research Associates, December 2003)*
- *Draft Amendment to Final Remedial Action Plan, Oakland Army Base, Oakland, California for Subaru Lot, Parcels 6 and 7, Heroic War Dead U.S. Army Reserve Center (EKI, April 2004)*

3.1 ENVIRONMENTAL CONDITION OF PROPERTY CATEGORIES

A determination of the environmental condition of the Subaru Lot has been made based on the reports documenting environmental investigations on the property listed in Section 3.0 of this document. The property has been evaluated and classified based on ASTM Designation D 5746-98 (2002) (Standard Classification of Environmental Condition of Property (ECP) Area Types for Defense Base Closure and Realignment Facilities). The information presented in the reports used to assign this property classification represent available environmental information including visual observations, site records, and federal and state database and file information

related to the storage, release, treatment, or disposal of hazardous substances and petroleum products or derivatives on the subject property, as well as other special environmental resources on the property. The DoD ECP Categories are as follows:

Type 1: Areas where no release or disposal of hazardous substances or petroleum products, or their derivatives has occurred (including no migration from adjacent areas).

Type 2: Areas where only release or disposal of petroleum products or their derivatives has occurred.

Type 3: Areas where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

Type 4: Areas where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

Type 5: Areas where storage, release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and removal or remedial, or both, are underway, but all required actions have not yet been taken.

Type 6: Areas where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but all required response actions have not yet been initiated.

Type 7: Areas that are unevaluated or require additional evaluation.

3.1.1 ECP AREA TYPE

In accordance with ASTM Designation D 5746-98 (2002), analysis of the information obtained and findings made during the environmental investigations were used to classify the property into one of the seven ECP area types. Accordingly, the subject property has been classified as Type 4. The entirety of the Subaru Lot, (OARB BRAC Parcels 6 & 7) falls within this category. All investigative environmental actions have been completed and the remedy has been identified and approved.

3.2 STORAGE, RELEASE, OR DISPOSAL OF CERCLA HAZARDOUS SUBSTANCES

Hazardous substances are presumed to have been stored for one year or more in excess of the reportable quantities listed in 40 CFR Part 373 on the Subaru Lot. All hazardous substance storage operations by tenant were terminated in 1988 when the last tenant vacated the property.

Hazardous substances may have been released or disposed of in excess of the 40 CFR Part 373 reportable quantities on the property. The only known release was unknown quantities of kerosene-based solvent on BRAC Parcel 7 of the property as part of tenant operations. Prior to vacating the property, the tenant performed remediation actions and received a closure letter from the State of California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

No additional releases have been found. The State of California Department of Toxic Substances Control (DTSC) has determined that any risks on this property can be managed through the imposition of land use controls, which the Army will record as its remedial action. See discussion in Section 4, below.

3.2.1 SOLID WASTE MANAGEMENT UNITS

There are no Solid Waste Management Units on the subject property.

3.2.2 GROUNDWATER CONTAMINATION

As a filled former shoreline area, the overall quality of the shallow groundwater is low. The RWQCB has concurred with the Army that sufficient data has been presented to determine that the shallow fill aquifer at the former OARB does not qualify as a potential drinking water source due to high levels of dissolved solids. The DTSC has determined that the potential risks associated with consumption of the groundwater may be mitigated through the use of institutional controls, i.e., prohibitions on construction of on-site wells for municipal, industrial, or irrigation uses.

3.2.3 SOIL CONTAMINATION

Approximately 30,000 cubic yards of stockpiled "fill material" reportedly consisting of upland soil removed from the Port of Oakland Berth 30 shoreline was placed on Parcel 6 by the Port of Oakland in the early 1990's. Additional sampling by OBRA indicated that no chemicals of concern were present in the stockpiled soil (EKI, 2003).

No chemicals of concern were present on the Subaru Lot above risk-based remediation goals in any of the subsurface soil samples collected by OBRA (EKI, 2003). These subsurface soil samples were collected in locations corresponding to areas of the Subaru Lot where releases of hazardous substances could potentially have occurred, such as areas with historic salvage operations and open storage, areas with historic vehicle maintenance activities, and areas near historic railroad spurs. While one sample indicated the possibility of lead-impacted soil, following review of OBRA's Phase II sampling reports, DTSC determined that there is no lead-impacted soil on the site that would require clean-up.

3.3 PETROLEUM AND PETROLEUM PRODUCTS

3.3.1 STORAGE, RELEASE, OR DISPOSAL OF PETROLEUM PRODUCTS

There has been no known storage, release or disposal of petroleum products concerning this property other than the kerosene-based solvent identified in Section 3.2.

3.3.2 UNDERGROUND AND ABOVEGROUND STORAGE TANKS

There is no evidence of underground storage tanks previously or currently located on the Subaru Lot.

Aboveground storage tanks used to store gasoline and kerosene were present on the Subaru Lot in the area associated with the former kerosene release area. These above ground tanks were removed and the area was remediated by the tenant. A records search indicated that two storage drums were previously located on the property:

- One 55-gallon drum used to store heating oil was located at the former building 905 site. That building was demolished and the drum removed in March 1998 by CALTRANS.
- One 50-gallon drum used to store heating oil was located at the former building 910 site. That building was demolished and the drum removed in March 1961. There is no evidence of spills from either of these drums.

3.4 POLYCHLORINATED BIPHENYLS (PCBs)

There is currently no known PCB containing equipment on the property, and no records of unremediated releases from PCB equipment.

3.5 ASBESTOS

There are currently no buildings located on the Subaru Lot. The only structures present on the site are utility poles, fire hydrants, and the transformer noted above. No asbestos surveys have been conducted on the property. It is unknown if there are asbestos-containing underground conduits present on the property.

3.6 LEAD-BASED PAINT

There are currently no buildings located on the Subaru Lot. Historical buildings on the property have been demolished. Limited soil sampling by EKI indicated that lead-impacted soil, if any, is not widespread. The only structures present on the site are utility poles, fire hydrants, and the transformer noted above. No lead-based paint surveys were conducted on the property.

3.7 RADIOLOGICAL MATERIALS

No records of storage or use of radioactive material or sources on the property were identified by the Army.

3.8 RADON

No radon surveys were completed on the property. On behalf of the Army, a radon survey was conducted at other portions of the former OARB. The highest level of radon detected inside a building was 0.6 pCi/L (Montgomery Watson, 2002). The Army concluded that all radon detections at the former OARB were below the action level, and no further testing was needed.

3.9 UNEXPLODED ORDNANCE

Based on a review of historical records and available information, none of the Subaru Lot is known or suspected to contain unexploded or abandoned ordnance and/or chemical or biological warfare agents.

3.10 BIOLOGICAL RESOURCES

There is no evidence that threatened or endangered species occur on the Subaru Lot. A *Burrowing Owl Habitat Assessment and Burrow Survey*, by Vernadero Consulting May 2003, was conducted for the Subaru Lot and no burrowing owls or burrows were identified for this property or within the 500 foot buffer zone. In addition, a *Wetland Investigation and Sensitive Plant Survey*, by Vernadero Consulting May 2003, was conducted on the Subaru Lot. Vernadero Consulting noted that alkali milkvetch was not present on the property during their survey. The investigation determined that 3 isolated wetlands were located in Parcel 6 around the mounds of dirt. The San Francisco US Army Corps of Engineers determined the wetlands to be non-jurisdictional under federal law; however, the wetlands may be regulated by the RWQCB. As such, if the isolated wetlands exist at the time of transfer of the Property, mitigation may be required for any impacts to the wetlands.

3.11 ADJACENT PROPERTIES

The Building 991 Remedial Action Plan (RAP) Site at the former Oakland Army Base is located approximately 150 feet northeast of Parcel 7. The Building 991 RAP Site was a locomotive repair shop, and releases of petroleum hydrocarbons and other chemicals of concern have impacted soil and groundwater in the vicinity of the building. The presence of these hazardous conditions, adjacent to the property for transfer, does not present an unacceptable risk to human health and the environment because protective measures and restrictions have been established in the DTSC-approved RAP and Risk Management Plan for the former OARB for the remediation of this site to ensure protection of human health and the environment.

4.0 REMEDIAL ACTION

The remedial action required by the Army for this property is the imposition of land use controls (LUCs). The appropriate LUCs will be approved by the DTSC and included in the deed and the Covenant to Restrict Use of Property. The LUCs include:

(a) Sensitive land uses, including, but not limited to, residential housing, schools, day-care facilities, hospitals, and hospices are prohibited unless specifically approved by DTSC and the Army.

(b) The construction of groundwater wells and extraction of groundwater from new and existing wells for all purposes are prohibited unless specifically approved by DTSC and the Army.

All remediation activities on the Subaru Lot are completed or in place and operating properly and successfully as evidenced by the DTSC determination that appropriate remedies are in place and no further action is required by the Army.

5.0 REGULATORY/PUBLIC COORDINATION

The United States Environmental Protection Agency Region 9, DTSC, RWQCB, and the public were notified of the initiation of the FOST. A thirty-day public comment period was held commencing on 19 May 2004 and ending on 18 June 2004. No regulatory/public comments were received during the comment period.

6.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the proposed transfer of the Subaru Lot have been analyzed in accordance with the National Environmental Policy Act (NEPA). The Final Environmental Impact Statement (FEIS), dated December 2001, and Record of Decision, dated June 2002, prepared for the disposal and reuse of the former OARB discusses the transfer of the BRAC property to OBRA and examines the environmental impacts associated with the disposal and reuse of the former Oakland Army Base. The Subaru Lot is identified in the FEIS, Reconfigured Reuse Plan as part of the Gateway Development Area, North Sub area. As required by the Record of Decision, any encumbrances or conditions necessary to protect human health and the environment will be put in place as part of the disposal and reuse of the Subaru Lot and have been incorporated into the Conveyance Deed. In addition, the proposed transfer is consistent with the intended reuse of the property as set forth in the OBRA's Final Reuse Plan for Oakland Army Base. A Record of Environmental Consideration (REC), dated October 28, 2003, was prepared based on the FEIS to address the Subaru Lot transfer specifically.

7.0 ENVIRONMENTAL PROTECTION PROVISIONS

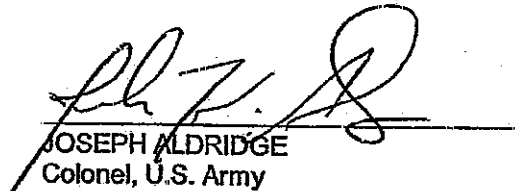
On the basis of the above results from the EBS and other environmental studies, and in consideration of the intended use of the property, certain terms and conditions are required for the proposed transfer. These terms and conditions are set forth in the attached Environmental Protection Provisions and will be included in the conveyance deed.

8.0 FINDING OF SUITABILITY TO TRANSFER

Based on the above information, I conclude that DoD requirements to reach a finding of suitability to transfer the property have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions. As required under CERCLA Section 120(h) and DoD FOST Guidance, notification of hazardous substance activities and petroleum product activities shall be provided in the deed. All removal or remediation actions necessary to protect human health and the environment have been taken or are in place and operating properly and the property is transferable under CERCLA Section 120(h)(3). In addition to the Environmental Protection Provisions, the deed for this transaction will also contain:

- The covenant under CERCLA §120(h)(3)(A)(ii)(I) warranting that all remedial action under CERCLA necessary to protect human health and the environment with respect to hazardous substances remaining on the property has been taken before the date of transfer;
- The covenant under CERCLA §120(h)(3)(A)(ii)(II) warranting that any remedial action under CERCLA found to be necessary after the date of transfer with respect to such hazardous substances remaining on the Property shall be conducted by the United States;
- The clause as required by CERCLA §120(h)(3)(A)(iii) granting the United States access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of transfer.

The proposal for transfer of the property has been adequately assessed and evaluated for (a) environmental hazards, (b) environmental impacts anticipated from future use of the subject property to the extent known, and (c) adequate notice of disclosure resources. The transfer of this property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate deed covenants as addressed above.


JOSEPH ALDRIDGE
Colonel, U.S. Army
Chief, Army Reserve Division

25 Jun 2004
Date

ENCLOSURE 1

Legal Description
Subaru Lot
Oakland Army Base

All that certain real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

Parcel 2C

A portion of the Parcels of land described in that certain Indenture between the Southern Pacific Company and the United States of America, recorded April 23, 1941, in Book 4017 of Official Records, Page 485 in the Office of the Recorder of said Alameda County (hereinafter referred to as 4017 O.R. 485); A portion of the lands described in that certain Final Judgment as to Interests of Defendant City of Oakland, A Municipal Corporation, United States of America vs. City of Oakland, et al., Case No. 21758-L, Case No. 21930-L, Case No. 22084-L, District Court of the United States in and for the Northern District of California, Southern Division, recorded February 24, 1960, Reel 032, Image 660 of Official Records in the Office of the Recorder of said Alameda County (hereinafter referred to as Reel: 32, Image:660); A portion of the lands described in that certain Final Judgment as to Parcel No. 6, United States of America vs. City of Oakland, State of California, et al., Case No. 21930-L, District Court of the United States in and for the Northern District of California, Southern Division, recorded May 23, 1960, Reel 092, Image 111 of Official Records, in the Office of the Recorder of said Alameda County (hereinafter referred to as Reel:092, Image:111), all of which are more particularly described as follows:

COMMENCING at City of Oakland monument No. 7SE13, said monument being a pin set in concrete in a monument well marking the intersection of the centerlines of Maritime Street and 10th Street, as said streets are shown on that unrecorded map entitled "Oakland Army Terminal Boundary Map" prepared by Wilsey & Ham Engineers in 1958 for the U.S. Army Corps of Engineers, File No. 45-I-286 (hereinafter referred to as the Army Map), said monument also being Port of Oakland Monument ID H006 as shown upon Record of Survey 990, filed for record in Book 18 of Records of Surveys, at Pages 50-60, Alameda County Official Records;

Thence North 48°22'05" East, 5692.24 feet to the northern most corner of Parcel 1, Tract 1 as described in said Final Judgment as to Tract 1 and as to Lack of Interests of Certain Persons as to Property Subject to the Above Action, United States of America vs. Santa Fe Land and Improvement Co., Southern Pacific Railroad Company, et al., Case No. 23099-S, District Court of the United States in and for the Northern District of California, Southern Division, recorded October 22, 1951 in Book 6566 of Official Records, Page 301 in the Office of the Recorder of said Alameda County (hereinafter referred to as 6566 O.R. 301), said corner being the northwest terminus of the course described as "North 71°40'17" West 585.40 feet" in the description of said Parcel 1, Tract 1 (6566 O.R. 301), said corner being marked by a 2 1/2" brass disk with punch mark stamped "City of Oakland Survey Station 8NW9" as shown on Record of Survey No. 1705, filed in Book 26 of Records of Surveys, at Page 1, Alameda County Official Records;

Thence along the northwestern line of said Parcel 1, Tract 1 (6566 O.R. 301) South 79°57'58" West, 9.41 feet to the beginning of a non-tangent curve concave southwesterly, having a radius

of 599.96 feet and a central angle of $20^{\circ}37'16''$, from which beginning the radius point bears South $36^{\circ}18'10''$ West;

Thence along said curve to the right, an arc distance of 215.93 feet to a point on the generally northeastern line of Parcel A as described in an unrecorded "Transfer and Acceptance of Military Real Property" from the Military Traffic Management Command of the Oakland Army Base to the 63rd R.S.C., dated December 17, 1998, said Parcel A being commonly referred to as the "Subaru Lot" (said Parcel A will hereinafter be referred to as the Subaru Lot), being a point on the course described as "South $70^{\circ}14'01''$ East, 101.26 feet" in the description of said Parcel A (the Subaru Lot), and being the POINT OF BEGINNING of Parcel 15A as herein described;

Thence along the northeastern, eastern and southeastern lines of said Parcel A (the Subaru Lot) the following twelve courses:

- 1) South $70^{\circ}14'16''$ East, 42.04 feet to an angle point in said line, said point being marked by a $1\frac{1}{2}''$ brass disk with bolt stamped "LS 6379";
- 2) South $71^{\circ}46'24''$ East, 32.44 feet to an angle point in said line, said point being marked by a $1\frac{1}{2}''$ brass disk with bolt stamped "LS 6379";
- 3) South $74^{\circ}35'56''$ East, 103.17 feet to an angle point in said line, said point being marked by a $1\frac{1}{2}''$ brass disk with bolt stamped "LS 6379";
- 4) South $71^{\circ}25'40''$ East, 87.02 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 354.97 feet and a central angle of $59^{\circ}49'02''$, from which beginning the radius point bears South $30^{\circ}09'08''$ West, said beginning of curve being marked by a $1\frac{1}{2}''$ brass disk with bolt stamped "LS 6379";
- 5) along said curve to the right, an arc distance of 370.59 feet to the beginning of a compound curve concave westerly, having a radius of 199.99 feet and a central angle of $25^{\circ}52'29''$, said point of compound curvature being marked by a nail and washer with tag stamped "LS 6379";
- 6) along said curve to the right, an arc distance of 90.32 feet to a point of tangency being marked by a nail and washer with tag stamped "LS 6379";
- 7) South $25^{\circ}50'39''$ West, 100.04 feet to an angle point in said line, said point being marked by a nail and washer with tag stamped "LS 6379";
- 8) South $30^{\circ}42'24''$ West, 148.96 feet to an angle point in said line, said point being marked by a nail and washer with tag stamped "LS 6379";
- 9) South $37^{\circ}08'59''$ West, 99.92 feet to an angle point in said line, said point being marked by a nail and washer with tag stamped "LS 6379";
- 10) South $40^{\circ}33'22''$ West, 49.03 feet to an angle point in said line, said point being marked by a nail and washer with tag stamped "LS 6379";
- 11) South $49^{\circ}48'18''$ West, 93.04 feet to an angle point in said line;

12) South 56°00'39" West, 30.42 feet to the a point on the generally northeastern line of Parcel 56444 as described in that certain Quitclaim Deed, recorded on February 13, 2002 as Document No. 2002072863 of Official Records, in the Office of the Recorder of Alameda County (hereinafter referred to as Doc. 2002072863), said point being the beginning of a non-tangent curve concave southwesterly, having a radius of 1647.00 feet and a central angle of 08°46'22", from which beginning point the radius point bears South 46°46'37" West;

Thence along the generally northeastern line of said Parcel 56444 (Doc. 2002072863) the following eight courses:

- 1) along said curve to the left, an arc distance of 252.18 feet to a point from which the radius point bears South 38°00'16" West, being the beginning of a non-tangent curve concave southwesterly, having a radius of 1647.00 feet and a central angle of 7°24'24", from which the radius point bears South 39°39'54" West;
- 2) along said curve to the left, an arc distance of 212.91 feet to a point of tangency;
- 3) North 57°44'30" West, 113.40 feet to an angle point;
- 4) North 49°58'48" West, 124.70 feet to an angle point;
- 5) North 59°26'20" West, 696.99 feet to an angle point;
- 6) North 38°53'13" West, 28.48 feet to an angle point;
- 7) North 59°26'21" West, 95.01 feet to an angle point;
- 8) North 65°41'40" West, 26.04 feet to a point on the generally northwestern line of said Parcel A (the Subaru Lot), said point being the beginning of a non-tangent curve concave easterly, having a radius of 20.00 feet and a central angle of 29°55'43", from which beginning point the radius point bears North 87°47'11" East;

Thence along the northwesterly, northerly and northeasterly lines of said Parcel A (the Subaru Lot) the following thirteen courses:

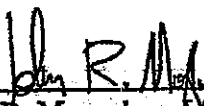
- 1) along said curve to the right, an arc distance of 10.45 feet to the beginning of a compound curve concave southeasterly, having a radius of 199.99 feet and a central angle of 39°56'30", said point of compound curvature being marked by a 1 1/2" brass disk and spike stamped "LS 6379";
- 2) along said curve to the right, an arc distance of 139.42 feet to a point of tangency being marked by a 1" iron pipe with plug and tack stamped "LS 6379";
- 3) North 67°39'24" East, 25.68 feet to the beginning of a curve concave southerly, having a radius of 299.98 feet and a central angle of 25°11'31";
- 4) along said curve to the right, an arc distance of 131.90 feet to a point of tangency being marked by a 1" iron pipe with plug stamped "LS 6379";

- 5) South 87°09'05" East, 415.50 feet to an angle point in said line, said point being marked by a 1" iron pipe with plug stamped "LS 6379";
- 6) North 80°41'00" East, 170.83 feet to an angle point in said line, said point being marked by a 1" iron pipe with plug stamped "LS 6379";
- 7) South 70°15'39" East, 49.25 feet to an angle point in said line, said point being marked by a 1 1/2" brass disk with bolt stamped "LS 6379";
- 8) South 72°38'25" East, 67.85 feet to an angle point in said line, said point being marked by a 1 1/2" brass disk with bolt stamped "LS 6379";
- 9) South 69°32'54" East, 44.74 feet to an angle point in said line, said point being marked by a 1 1/2" brass disk with bolt stamped "LS 6379";
- 10) South 66°07'36" East, 44.94 feet to an angle point in said line, said point being marked by a 3/4" brass tag in concrete stamped "LS 6379";
- 11) South 63°28'21" East, 40.88 feet to an angle point in said line, said point being marked by a 1 1/2" brass disk with bolt stamped "LS 6379";
- 12) South 69°21'45" East, 49.64 feet to an angle point in said line, said point being marked by a 1 1/2" brass disk with bolt stamped "LS 6379";
- 13) South 70°14'16" East, 59.22 feet to the POINT OF BEGINNING, containing 829,036 square feet (19.032 acres), more or less, measured in ground distances.

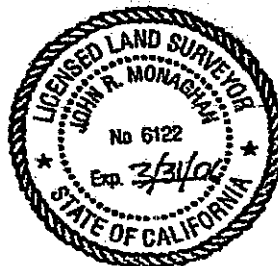
Bearings and distances called for herein are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon that certain map entitled Record of Survey 990, filed in Book 18 of Record of Surveys, Pages 50-60, Alameda County Records unless otherwise indicated. To obtain ground level distances, multiply distances called for herein by 1.0000705.

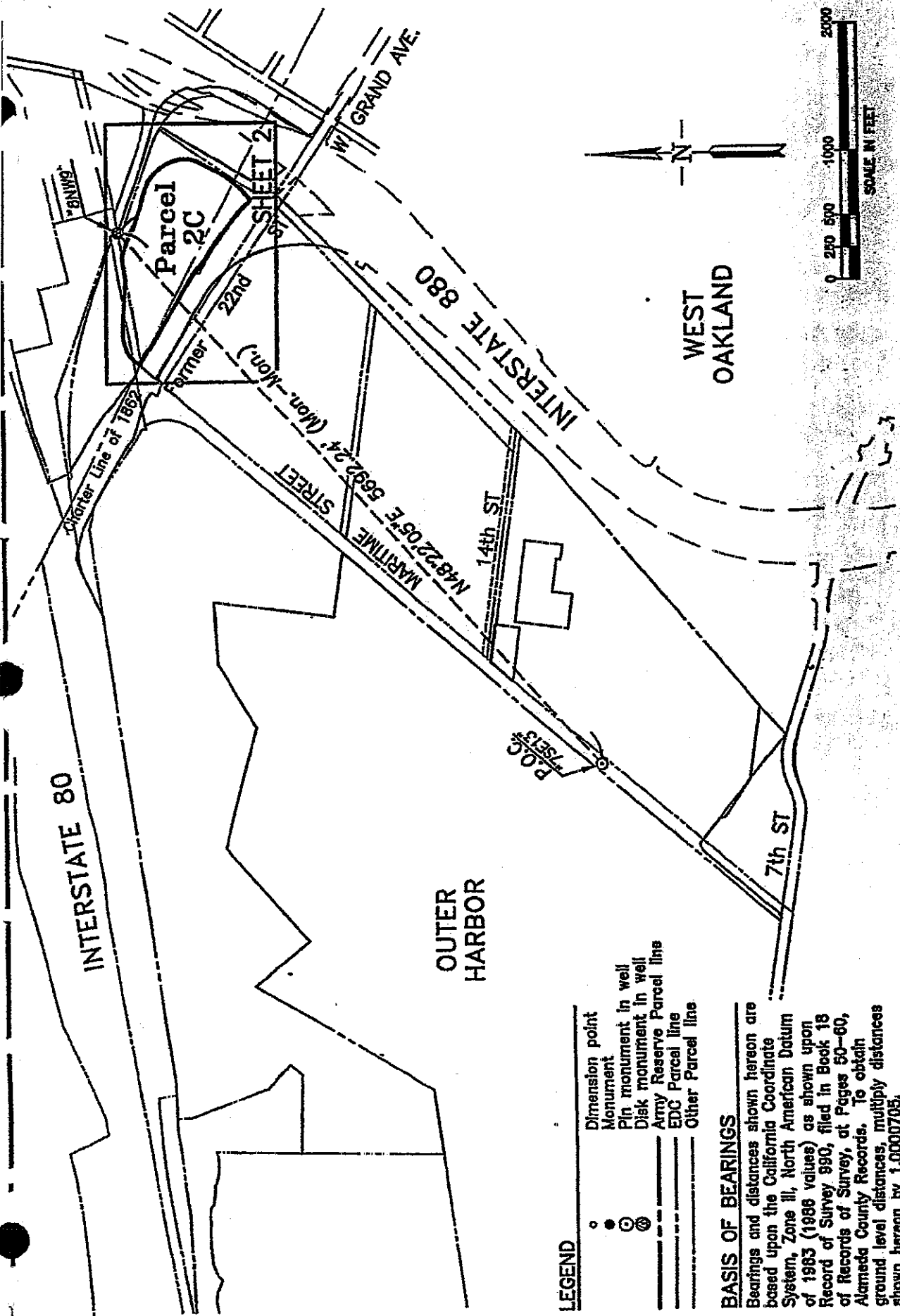
End of Description

I hereby state that this description and its accompanying plat were prepared by me, or under my direction, in July 2003.


John R. Monaghan, LS 6122
License Expires: 03/31/06

7/15/03
Date





LEGEND

- Dimension point
- Monument
- ⊙ Pin monument in well
- ⊙ Disk monument in well
- Army Reserve Parcel line
- EDC Parcel line
- Other Parcel line

BASIS OF BEARINGS

Bearings and distances shown hereon are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon Record of Survey 990, filed in Book 18 of Records of Survey, at Pages 50-60, Alameda County Records. To obtain ground level distances, multiply distances shown hereon by 1.0000705.

PORT OF OAKLAND

LAND SURVEYS AND MAPPING

530 Water Street
Oakland, California



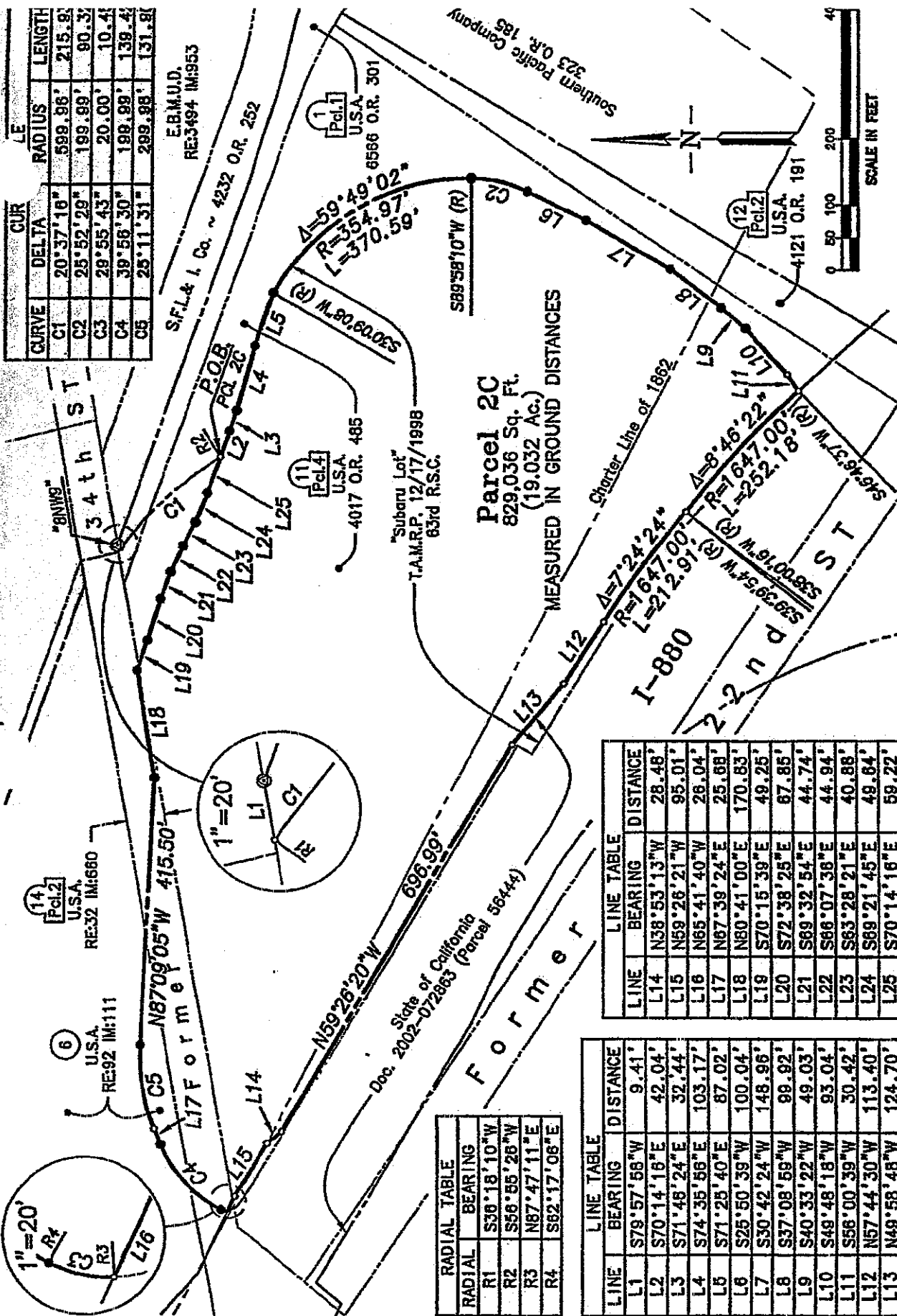
**SCHEDULE 1.1 (87)
PLAT TO ACCOMPANY LEGAL DESCRIPTION**

SUBARU LOT
OAKLAND ARMY BASE

DRAWN BY: DAM	Field Etc
CHECKED BY: JRM	Wks. Ord: 104471
SCALE: 1" = 1000'	Data File
DATE: 7/15/2003	Revision:
SHEET 1 OF 2	Rev. date:
ATTACHMENTS:	
FILE LOG: SUBARU.DWG (1)	

CURVE	DELTA	RADIUS	LENGTH
C1	20°37'16"	588.96'	215.8'
C2	25°52'29"	199.89'	90.3'
C3	28°55'43"	20.00'	10.4'
C4	39°56'30"	199.89'	139.4'
C5	25°11'31"	299.88'	131.8'

E.B.M.U.D.
RE:3494 IM:953



RADIAL	BEARING	DISTANCE
R1	S38°18'10"W	9.41'
R2	S58°55'28"W	42.04'
R3	N87°47'11"E	32.44'
R4	S82°17'08"E	103.17'

LINE	BEARING	DISTANCE
L1	S79°57'58"W	9.41'
L2	S70°14'18"E	42.04'
L3	S71°48'24"E	32.44'
L4	S74°35'56"E	103.17'
L5	S71°25'40"E	87.02'
L6	S25°50'39"W	100.04'
L7	S30°42'24"W	148.96'
L8	S37°08'59"W	98.92'
L9	S40°33'22"W	49.03'
L10	S49°48'18"W	93.04'
L11	S56°00'39"W	30.42'
L12	N57°44'30"W	113.40'
L13	N49°58'48"W	124.70'

LINE	BEARING	DISTANCE
L14	N38°53'13"W	28.48'
L15	N59°26'21"W	95.01'
L16	N65°41'40"W	26.04'
L17	N67°39'24"E	25.68'
L18	N80°41'00"E	170.83'
L19	S70°15'39"E	49.25'
L20	S72°38'25"E	67.85'
L21	S69°32'54"E	44.74'
L22	S66°07'38"E	44.84'
L23	S63°28'21"E	40.88'
L24	S69°21'45"E	48.64'
L25	S70°14'18"E	59.22'

PORT OF OAKLAND

LAND SURVEYS AND MAPPING

530 Water Street
Oakland, California

SCHEDULE 1.1 (87)
PLAT TO ACCOMPANY LEGAL DESCRIPTION

SUBARU LOT
OAKLAND ARMY BASE

DRAWN BY: DAM

CHECKED BY: JRM

SCALE: 1"=200'

DATE: 7/15/2003

SHEET 2 OF 2

REVISION:

Rev. date:

ATTACHMENTS:

FILE: LOC> SUBARU.DWG

Field Bk:

Wkt. Ord: 104471

Data File:

Revision:

Rev. date:

ATTACHMENTS:

FILE: LOC> SUBARU.DWG

ENCLOSURE 2

ENCLOSURE 2
Finding of Suitability to Transfer- "Subaru Lot"

ENVIRONMENTAL PROTECTION PROVISIONS
"SUBARU LOT"

The following conditions, restrictions, and notifications will be placed in the deed to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities on the approximately 19acre 63D Regional Readiness Command Heroic War Dead US Army Reserve (USAR) Center property commonly known as the Subaru Lot (the "Property") on the former Oakland Army Base.

INCLUSION OF PROVISIONS

The Oakland Base Reuse Authority (the "Grantee/Transferee") shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the environmental protection provisions contained herein, and shall require the inclusion of such environmental protection provisions in all further deeds/easements, transfers, leases, or grant of any interest, privilege, or license.

CERCLA ACCESS CLAUSE

The United States Government, the U.S. Environmental Protection Agency, Region IX (EPA) and the California Department of Toxic Substances Control (DTSC) and their officers, agents, employees, contractors, and subcontractors have the right, upon reasonable notice to the Grantee/Transferee, to enter upon the Property in any case in which a response action or corrective action is found to be necessary, after the date of transfer of the Property, or such access is necessary to carry out a response action or corrective action on adjoining property, including, without limitation, for the following purposes:

- To conduct investigations and surveys, including where necessary, drilling, soil and water sampling, testing-pitting, test soil borings and other activities;
- To inspect field activities of the United States Government and the Grantee/Transferee and their contractors and subcontractors;
- To conduct any test or survey related to the environmental conditions at the Property or to verify any data submitted to the EPA or DTSC by the United States Government and the Grantee/Transferee related to such conditions;
- To construct, operate, maintain or undertake any other response or remedial actions as required or necessary including, but not limited to monitoring wells, pumping wells and treatment facilities.

NO LIABILITY FOR NON-ARMY CONTAMINATION

The Army (the "Grantor") shall not incur liability for additional response action or corrective action, found to be necessary after the date of transfer, in any case in which the person or entity to whom the Property is transferred, or other non-Army entities, is identified as the party responsible for contamination of the Property if the contamination is a result of activities that occur after the date of transfer.

LAND USE RESTRICTIONS

The Grantee/Transferee covenants for itself, its successors, and assigns not to use the Property for sensitive land uses, unless specifically approved by DTSC and the Army. Sensitive

land uses include, but are not limited to, residential housing, schools, day-care facilities, hospitals, and hospices. The Grantee/Transferee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the Property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee/Transferee, its successors and assigns; shall run with the land; and are forever enforceable.

GROUNDWATER RESTRICTIONS

The Grantee/Transferee covenants for itself, its successors, and assigns not to either construct groundwater wells or extract groundwater from new or existing wells for any purpose, unless specifically approved by DTSC and the Army. For the purpose of this restriction, "groundwater" shall have the same meaning as in Section 101(12) of CERCLA. The Grantee/Transferee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the Property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee/Transferee, its successors and assigns; shall run with the land; and are forever enforceable.


WETLANDS NOTICE AND COVENANT

The Grantee/Transferee is hereby informed that the US Army Corps of Engineers has determined that the identified isolated wetlands are non-jurisdictional under federal law; however, the wetlands may be regulated by the State of California. As such, if the isolated wetlands exist at the time of transfer of the Property, mitigation may be required for any impacts to the wetlands.

Failure of the Grantee/Transferee to consult with the appropriate State and/or local agencies regarding mitigation of wetlands on the Property will not constitute grounds for any claim or demand against the United States.

The Grantee/Transferee shall indemnify and hold harmless the United States, its officers, agents and employees from and against all suits, claims, demands, or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, impacts to regulated wetlands on the Property, if any exist at the time of transfer.

The Grantee/Transferee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the Property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee/Transferee, its successors and assigns; shall run with the land; and are forever enforceable.



JOSEPH ALDRIDGE
Colonel, US Army
Chief, Army Reserve Division

25 Jun 2004
Date

ENCLOSURE 3



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL READINESS COMMAND
4235 YORKTOWN AVENUE
LOS ALAMITOS, CALIFORNIA 90720-5002

REPLY TO
ATTENTION OF:

AFRC-CCA-SJ (200-2)

19 April 2004

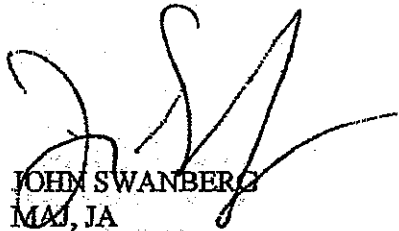
MEMORANDUM FOR Commander, 63rd Regional Readiness Command
ATTN: AFRC-CCA-ENV, Los Alamitos, CA 90720-5002

SUBJECT: Legal Review of Finding of Suitability to Transfer (FOST) – 63d RRC Army Reserve Enclave – Oakland, California

1. I have reviewed the FOST concerning Parcels 6 & 7 at the above location for legal sufficiency as requested. There is nothing legally objectionable with the FOST as written. The legal requirements have been complied with in that all applicable environmental legislation has been considered to include the National Environmental Policy Act (NEPA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

2. POC is the undersigned at 562/795-2802.

FOR THE STAFF JUDGE ADVOCATE:


JOHN SWANBERG
MAJ, JA
Assistant Staff Judge Advocate

ENCLOSURE 4



OAKLAND BASE REUSE AUTHORITY
700 MURMANSK STREET, SUITE 3
OAKLAND, CA 94607-5009
(510) 238-7256 FACSIMILE (510) 238-2936

May 7, 2004

Mr. Henry Wong
Remedial Project Manager
Department of Toxic Substances Control
700 Heinz Street, Suite 200
Berkeley, CA 94710-2721

**Subject: Environmental Baseline Survey
United States Army Reserve, Former Parcels 6 and 7
Oakland, California**

Dear Mr. Wong:

This letter report and attachments comprise the Environmental Baseline Survey ("EBS") for the United States Army Reserve ("USAR"), Former Parcels 6 and 7, Oakland, California i.e., the Subject Property. This EBS was prepared in general conformance with (a) American Society for Testing and Materials ("ASTM") Designation D6008-96, *Standard Practice for Conducting Environmental Baseline Surveys* and Army Regulation 200-1 ("AR 200-1"), *Environmental Quality, Environmental Protection and Enhancement*, Chapter 15-6, dated 21 February 1997, last modified 20 March 2000. The purpose of this EBS is to provide a description of current, identified, environmental conditions at the Subject Property.

In July 2003, the Oakland Base Reuse Authority ("OBRA") provided USAR with environmental documents related to the Subject Property, including *Parcel 6 and 7 Phase II Investigation Work Plan, Oakland Army Base, Oakland, California*, dated 9 May 2003, and *Work Plan Addendum, Phase II Investigation of Former Parcels 6 and 7, Oakland Army base, Oakland, California*, dated 7 July 2003, (collectively "work plans") prepared by Erler & Kalinowski, Inc ("EKI") on behalf of OBRA. 63D RRC and IMA-ARD environmental staff reviewed the work plans, and in its memorandum entitled *Joint*

Agency Environmental Documentation Review and Gap Analysis, dated August 2003, identified several additional items that were not included in OBRA's Phase II work plans that are typically included in EBS documents prepared for the USAR.

Some of the items identified in the USAR memorandum are, however, included in the attached *Phase II Investigation Report, Former Parcels 6 and 7, Former Oakland Army Base, Oakland, California*, dated 12 September 2003, prepared by EKI on behalf of OBRA. The additional items addressed in the Phase II Report are:

- Search of Current Environmental Regulatory Agency Databases,
- Description and Numbers of Historic Buildings and Structures,
- Site Reconnaissance, and
- Groundwater Information.

Other information, which is typically included in an EBS prepared for the USAR that was not included in EKI's Phase II Report or related Phase II work plans, is summarized below.

Previous NEPA/CEQA/EBS Documentation

The subject property was previously covered by the *Environmental Impact Report for the Oakland Army Base Area Redevelopment Plan*, dated April 2002, prepared by the City of Oakland with the assistance of g. borchard and Associates. Reuse alternatives were also evaluated for the Subject Property in the *Environmental Impact Statement for the Disposal and Reuse of Oakland Army Base, Oakland, California*, dated December 2001, prepared by the U.S. Army Corps of Engineers

Current Land Use

The Subject Property is currently owned by the US Army Reserve and occasionally used for training and military equipment parking as needed.

Zoning and County Information

The General Plan land use classification for the Subject Property is Business Mix. The Business Mix classification is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. These areas may accommodate a mix of businesses such as light

industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air, truck and rail-related transportation services, warehouse and distribution facilities, office and other uses of similar business character.

The project area is currently zoned Industrial (M). The City of Oakland is currently updating its zoning regulations to make them consistent with the General Plan. As part of this city-wide zoning update, the City will re-zone the Oakland Army Base Redevelopment Area with new zoning designations that best match the land use classifications of the Reuse Plan and the Redevelopment Plan.

Proposed Future Use and Use Restrictions

The proposed future use of the project area is for warehouse, distribution, retail facilities and transportation related uses. Unless a waiver is granted by the California Department of Toxic Substances Control (DTSC), the Subject Property will not be used for residential housing, schools, day-care facilities, hospitals and hospices. Additionally, the construction of groundwater wells and extraction of groundwater from new and existing wells for all purposes are prohibited unless specifically approved by the DTSC and/or the RWQCB.

Surface Water Characteristics

No permanent surface water bodies are present on the Subject Property. According to natural resource and wetland evaluations conducted on behalf of USAR, there are three low lying areas on the western portion of the Subject Property, i.e. Parcel 6, that seasonally flood (*Natural Resources Evaluation - U.S. Army Reserve Centers*, dated 24 September 2002; *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic Dead USAR Center and AMSA 85, Oakland, California 63D Regional Support Command Facility CA036*, dated 22 May 2003). According to the wetland survey, shortly after a rainstorm, water from two of the three low lying areas, drain off-site into a storm drain. The eastern portion of the Subject Property, i.e. former Parcel 7, is paved with asphalt, and runoff from the pavement collects into storm drain basins that eventually drain to nearby San Francisco Bay.

Potential PCB-Containing Transformers and Electrical Equipment

There is currently one pad-mounted transformer located along the northern boundary of the Subject Property, near where the western-most former railroad spur entered the

Subject Property. Sampling of the oil in this transformer by the Army indicated that PCBs were not detected in the transformer above laboratory detection limits of 1 to 2 mg/kg (*Preliminary PCB Inventory Data Collection, Transformer 87-51159*, dated 15 April 1994, provided by Oakland Army Base Transition Office). No obvious staining or leakage was observed around the transformer. There is currently no known PCB-containing equipment on the Subject Property, and no records of unremediated releases from PCB-containing equipment were identified by the Army.

Asbestos-Containing Materials

There are currently no buildings present on Parcels 6 and 7. The only structures present on the Subject Property are utility poles, fire hydrants, and the transformer noted above. No records of asbestos surveys on the Subject Property were identified by the Army.

Lead Based Paint

The historical buildings on the Subject Property likely contained lead-based paint, as they were constructed prior to 1978. However, these buildings were demolished and are no longer present on the Subject Property. Limited surface soil sampling by EKI indicated that lead impacted surface soil, if any, is not widespread and may not be a result of lead painted buildings, but could be related to vehicular traffic that has occurred on adjacent freeways over the last several years.

There are currently no buildings present on Parcels 6 and 7. The only structures present on the Subject Property are utility poles, fire hydrants, and the transformer noted above. No records of lead-based paint surveys on the Subject Property were identified by the Army.

Storage Tanks

Other than below grade trenches associated with the former kerosene release area that were removed when the site was remediated, no records of historic underground storage tanks or other below grade structures on the Subject Property were identified by the Army. No underground storage tanks are currently known to be present on the Subject Property.

Above ground gasoline and kerosene storage tanks were historically present on the Subject Property associated with the former kerosene release area (*Phase II Soil and Preliminary Groundwater Investigation, Southern Pacific Transportation Co., Oakland*

Army Base, Oakland, California, dated 22 July 1991, prepared by SP Environmental Systems, Inc.). The kerosene release area was investigated and remediated as described in more detail in the attached Phase II Report, related work plans, and references therein.

A records search by the Army indicated that two 50 to 55-gallon drums used to store heating oil were previously located on the Subject Property. One of the drums, located near former Building 905, located on former Parcel 6, was removed by Caltrans in March 1998. The other drum was located near former Building 910 on former Parcel 7, and was removed by the Army in March 1961 when the building was demolished.

Radiological Materials

Disposal of radiological materials at the Subject Property is unlikely. No records of storage or use of radioactive materials or sources on the Subject Property were identified by the Army.

Radon

No records of storage or disposal of radon materials on the Subject Property were identified by the Army. No radon surveys are known to have been completed on the Subject Property. On behalf of the Army, a radon survey was conducted at other portions of the OARB. The highest level of radon detected inside a building on the OARB was 0.6 pCi/L (*Final Environmental Baseline Survey for Transfer, Oakland Army Base, Oakland, California*, dated 31 December 2002, prepared by MWH Americas, Inc.) Based on this information, the Army concluded that all detections were below the action level and no further testing was needed at OARB.

UXOs and Chemical or Biological Warfare Agents

No records of the existence of UXOs or chemical or biological warfare agents at the Subject Property were identified by the Army.

Cultural Resources

No known cultural resources are present on the Subject Property, according to the Army.

Wetlands

A Natural Resources Evaluation (NRE), conducted by the USAR on September 24, 2002, reported that low lying areas of cracked mud existed around the stockpiled soil mounds

(USAR, 2002). The NRE reported that these areas, observed during the dry season, potentially held water during the rainy season. The report concluded that they could potentially be wetlands, but further evaluation was required.

On April 24 and 25, 2003, the USAR conducted a follow-up investigation. Results of the investigation are reported in the *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic War Dead USAR Center and AMSA 95, Oakland California, 63rd Regional Support Command Facility CA036*, (USAR Wetlands Investigation) prepared by USAR with technical assistance from Vernadero Consulting, dated May 22, 2003 (USAR, 2003a). The USAR Wetlands Investigation tentatively identified three potential wetland areas in the vicinity of the soil stockpiles. All three potential wetland areas contained standing water and supported hydric vegetation at the time of the investigation; however, the USAR Wetlands Investigation was not able to conclude whether the three potential wetland areas met the hydric soil wetland criteria. It was concluded that the three potential wetland areas should be considered "isolated" and therefore not regulated by the U.S. Army Corp of Engineers under the Clean Water Act.

A third field investigation was conducted on November 13, 2003 by Wetlands Research Associates, Inc. (WRA) on behalf of OBRA. In a letter to OBRA, dated December 3, 2003, WRA described four general areas on the Site that had indicators of wetland hydrology. WRA characterized two of the four identified areas as water-filled depressions created in dry land incidental to construction activity (WRA, 2003). The remaining two areas were characterized as a drainage ditch excavated on dry land and as an artificially irrigated area that would revert to upland if irrigation ceased. The WRA investigation supported previous findings by concluding that none of the four identified areas would be considered a jurisdictional wetland by the United States Army Corps of Engineers (ACOE). According to the WRA report, no other areas were observed on Site that exhibited wetland characteristics.

On January 16, 2004, the ACOE conducted an inspection of the Site. The ACOE determined that the wetlands identified on the Site were not "adjacent, i.e., bordering, contiguous to, or neighboring, to a water of the United States as listed at 33 CFR Part 328.3(a), and therefore are not subject to regulation by the Corps of Engineers under Section 404 of the Clean Water Act" (USACOE, 2004).

The California Department of Fish and Game (CDFG) reviewed the available wetlands/biology reports and concluded that isolated wetland features exist at three locations on the site (CDFG, 2004). The CDFG further concluded that the "wetlands may have been unintentionally created by the placement of fill material in upland areas within the industrial site". The CDFG did not object to the loss of the "low-value wetland features" provided that there is an appropriate remedy to offset the loss of the wetland features.

Threatened and Endangered Species

No evidence of threatened or endangered species was observed on the Subject during the natural resource evaluations conducted on behalf of the USAR (*Natural Resources Evaluation - U.S. Army Reserve Centers*, dated 24 September 2002; *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic Dead USAR CENTER and AMSA 85, Oakland, California 63D Regional Support Command Facility CA036*, dated 22 May 2003). The U.S. Army Reserve consultant concluded that in accordance with AR 200-3, Section 6-1, *Fish and Wildlife Management Requirements*, the site falls under "Category II" classification, which includes "installations that lack adequate land and water resources for feasible fish and wildlife management".

Coastal Zone Management

Not applicable.

100-Year Flood Zone

There are no 100-year flood maps for the subject property. The Federal Emergency Management Agency mapping effort did not cover this area because it was Department of Army property.

Scenic and Wild Rivers Act

The Scenic and Wild Rivers Act is not applicable to the Subject Property.

ECP Classification of Parcels 6 and 7

Prior releases of hazardous substances have occurred on the Subject Property, but removal actions have been taken to protect human health and the environment. Therefore, the Subject Property, Former Parcels 6 and 7, is assigned ECP Category 4.

References

California Department of Fish and Game. 19 February 2004. Letter to Commander Alves, U.S. Army Reserve, Re: *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic War Dead USAR Center, Alameda County.*

City of Oakland, April 2002. *Environmental Impact Report for the Oakland Army Base Area Redevelopment Plan.*

MWH Americas, Inc. 31 December 2002. *Final Environmental Baseline Survey for Transfer, Oakland Army Base, Oakland, California*

SP Environmental Systems, Inc. 22 July 1991. *Phase II Soil and Preliminary Groundwater Investigation, Southern Pacific Transportation Co., Oakland Army Base, Oakland, California*

U.S. Army. 15 April 1994. *Preliminary PCB Inventory Data Collection, Transformer 87-51159.*

U.S. Army Corps of Engineers. December 2001. *Environmental Impact Statement for the Disposal and Reuse of Oakland Army Base, Oakland, California.*

U.S. Army Corps of Engineers. 23 January 2004. *Wetland delineation at the Heroic War Dead USAR Center, Oakland,, CA*

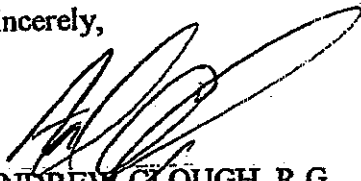
U.S. Army Reserve. 24 September 2002. *Natural Resources Evaluation - U.S. Army Reserve Centers.*

U.S. Army Reserve. 22 May 2003. *Wetlands Investigation and Sensitive Plant Survey, Oakland Heroic Dead USAR Center and AMSA 85, Oakland, California 63D Regional Support Command Facility CA036.*

Wetlands Research Associates, Inc. 3 December 2003. Letter Report to Ms. Aliza Gallo, Oakland Base Reuse Authority, Re: *Jurisdictional Wetland and Special Status Species Habitat Reconnaissance of Oakland Army Reserve Center, Subaru Parcel.*

Mr. Wong
May 7, 2004
Page 9 of 9

Sincerely,

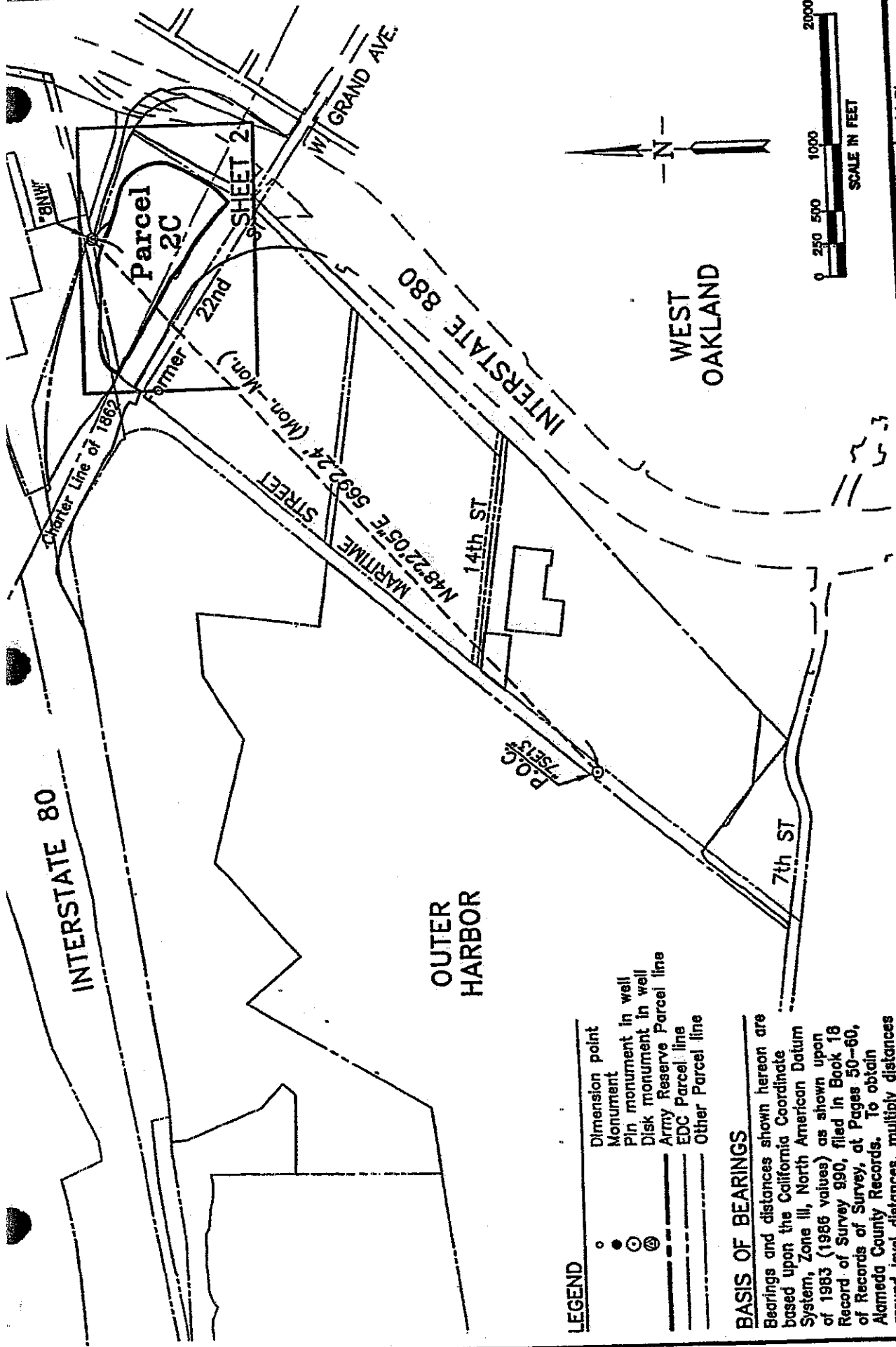


ANDREW CLOUGH, R.G.
Environmental Manager

Cc: Sara Jackson, U.S. Army Reserve
Xuan-Mai Tran, U.S. EPA Region IX

ATTACHMENTS

Attachment A Site Map, Plat to Accompany Legal Description



LEGEND

- Dimension point
- Monument
- Pin monument in well
- Disk monument in well
- Army Reserve Parcel line
- EDC Parcel line
- Other Parcel line

BASIS OF BEARINGS

Bearings and distances shown hereon are based upon the California Coordinate System, Zone III, North American Datum of 1983 (1986 values) as shown upon Record of Survey 990, filed in Book 18 of Records of Survey, at Pages 50-60, Alameda County Records. To obtain ground level distances, multiply distances shown hereon by 1.0000705.

PORT OF OAKLAND

LAND SURVEYS AND MAPPING

530 Water Street
Oakland, California

SCHEDULE 1.1 (87) PLAT TO ACCOMPANY LEGAL DESCRIPTION

SUBARU LOT
OAKLAND ARMY BASE

DRAWN BY: DAM	Field Bk:
CHECKED BY: JRM	Wk. Ord: 104471
SCALE: 1" = 1000'	Data File:
DATE: 7/15/2003	Revision:
SHEET 1 OF 2.	Rev. date:
ATTACHMENTS:	
FILE LOC.: > SUBARU.DWG (1)	

